

2018-012209

Klamath County, Oregon

10/05/2018 09:20:00 AM

Fee: \$87.00

After recording return to:

BCT - SOLIDIFI

127 JOHN CLARKE ROAD, FIRST FLOOR

MIDDLETOWN, RI 02842

Until a change is requested,

all tax statements shall be sent

to the following address:

WILLIAM H. ADAMS

4859 OLIVA AVE.

LAKEWOOD, CA 90712

**SPECIAL WARRANTY DEED
(OREGON)**

WINSTED REO II LLC, A Delaware limited liability company, Grantor, conveys and specially warrant(s) to **DONNA KAY OTT, AS TRUSTEE OF THE DONNA KAY OTT REVOCABLE LIVING TRUST**, dated **September 27, 2006**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

LOT F AND LOT 5 IN BLOCK 69 OF NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Parcel No.: R371029

This property is free of all encumbrances created, EXCEPT:

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

The true consideration for this conveyance is **\$115,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 9/18/18

WINSTED REO LLC, BY PLANET HOME LENDING LLC, AS ATTORNEY IN FACT

By: [Signature]
Its: Timothy R Hapeman
Vice President

STATE OF New York)
COUNTY OF Monroe) SS.

This instrument was acknowledged before me on Sept 18, 2018 by
Timothy R Hapeman of WINSTED REO LLC, its
Vice President

Dated: 9/18/18
(Seal/Stamp)

[Signature: Carie Sciabica]

Notary Public

My Appointment Expires: Notary Public - State of New York

CARIE SCIABICA

No. 01SC4970224

Qualified in Monroe County

Commission Expires 8/6/22